

DISTRICT III ADVISORY BOARD

MINUTES

Tuesday, June 5, 2001

7:00 p.m.

Colvin Mini City Hall, 2820 S. Roosevelt

Members Present

Bill Ward, First Pro-tem
Phyllis Hall
Matt Foley
John Kemp
Gene Fuhr
Jim Gulick
Judy Dillard
Lois Ann Newman

Members Absent

Brent Turnipseed
Phil Bloomquist
Jim Skelton
Council Member Lambke

Staff

Dale Miller, Planning

Guests

None present.

ORDER OF BUSINESS

Call to Order

In Council Member Lambke's absence, the **Board Pro-Tem, Bill Ward**, called the meeting to order at 7:08 p.m.

Approval of Minutes

Dillard (Gulick) moved that the minutes of the May 1, 2001 meeting be approved.

Action: Approved by vote of 7-0.

Approval of the Agenda

Hall asked for the topic of programs for seniors to be added to the agenda under New Business.

Action: Approved by vote of 7-0.

Public Agenda

1. Scheduled items

Mini-self Storage at 31st South and Hillside

Wes Pechin, Three Sons Construction, Inc., presented information and addressed questions regarding his plan to build a mini-self storage at 31st South and Hillside. He noted that the plan had been presented to the *K-15 Neighborhood Association*, as DAB III had previously recommended. **John Kemp, Board Member and President of the K-15 Neighborhood Association**, reported that the Association had recommended that a fence with breaks be constructed around the storage facility to partially hide the storage units but also provide visibility into the fenced area for crime prevention. He stated that shrubbery within the City code would add a nice appearance.

Pechin responded that the suggested type of fence was a good idea and that the landscaping would be included as required by the Metropolitan Area Planning Commission (MAPC).

Kemp moved that the proposed plan be approved for construction with the stipulations outlined.

Action: Motion passed 7-0.

2. Off-agenda items

No public were in attendance to present issues of concern in their neighborhood nor citywide.

No Action required.

(Board Member Lois Ann Newman arrived.)

Planning Agenda

3. ZON2001-00003 – Northeast Corner of Pawnee and Hillside

Dale Miller, Planning Department, presented information on a request for a zone change from “LC” Limited Commercial to “GC” General Commercial for outside storage for Aces’ Pawn Shop. He explained that the staff report noted issues with cars being stored on the premises, resulting in a recommendation for denial. However, he stated that approval be denied unless the Metropolitan Area Planning Commission recommended it. The planning staff would recommend approval contingent upon the acceptance of conditions outlined in the Planning Staff Report in accordance with the permitted uses as allowed by-right in the “LC” Limited Commercial district which requires storage of the cars inside a covered building.

Kemp asked if the plan included a wall around the storage area for cars; **Miller** stated that a fence rather than a wall was planned. **Ward** noted that another pawnshop in the district that used outdoor storage had a chain link fence surrounding it.

Ward then asked **Miller** if the current recommendation from Planning was to deny the request; **Miller** responded yes. **Ward** asked if the fence wasn't already built. **Miller** stated yes, that a concrete fence had been built but no permits had been issued for the work.

Kemp asked **Miller** if zoning uses could be restricted for the lot next to this site. **Miller** stated that the uses allowed under the current zoning of "GC," General Commercial, would be allowed. **Fuhr** asked what the allowed uses were for this zoning. **Miller** stated that there are several but conditions are associated with the zoning. The Board asked if the zoning would automatically change if the property were sold to which **Miller** stated that the zoning remains with the land, not the ownership. **Ward** asked if the "conditional use" has a time limit; **Miller** replied that a time period is usually not associated.

Jarold Lewis, applicant, spoke saying that his only interest is in storing cars and pickup trucks. He said the contractor had built walls surrounding the area but that prior to building that he had contacted everyone in the neighborhood including the church and had received support for the wall. **Lewis** said that he is proud of the neighborhood and had purposely preserved the trees. He stated that he was under the impression that the contractor had secured permits before building. He explained that the wall had been constructed thirty (30) feet from the street to allow parking, as required. He noted that the storage space is limited, allowing only 18-20 cars to be stored.

Fuhr asked if he had considered a multi-level wall. **Lewis** stated no, he hadn't and he had no plans to build a building. **Kemp** asked what he does with the cars if they are not redeemed to which **Lewis** explained that the cars are taken to the Wichita Auto Auction.

Dillard stated that the Board was sympathetic to **Lewis'** intent and especially to maintaining the area but that the Board has to look into issues that might arise in the future if the zoning change is allowed. She noted that **Lewis** might not ever utilize the area in a negative way but that the next property owner may decide to use the site in an undesirable way. **Gulick** asked **Miller** again if the conditions remain with the zoning to which **Miller** said yes. **Lewis** asked how it could be used for anything else with the conditions but **Newman**, **Dillard**, and **Hall** all noted that they would be concerned about the use in the future.

Foley stated that he recognized the improvements made so far by **Lewis**, acknowledging that he appears to be an astute person but that he felt the Board should defer to the recommendation of the staff and support their decision.

Foley (Gulick) then moved to recommend support for the Planning recommendation, which denied the applicant's request.

Action: Board unanimously voted to deny the request unless the MAPC approves contingent upon the applicant meeting all conditions brought forth by the Metropolitan Area Planning Staff.

Public Works Agenda

No items have been submitted

Unfinished Business

Several items were identified by the Board as not having been addressed by staff as previously requested:

- Possibility of obtaining a traffic count for Pawnee & Cheyenne intersection
- Response to request to visit the Cornejo Landfill for construction & debris
- Obtaining the ordinances regarding truck classified according to weights
 - Board Members stated that staff had indicated they were unable to obtain a copy of the ordinance.
- Trapping methods utilized by Animal Control versus Wildlife & Parks

Action: Staff will address the requests and report back at next meeting.

New Business

4. **Hall** reported that she was concerned about the changes in the space allowed for the Senior Center in the Colvin Recreation Center. She said that she had been told that they were provided activity space as part of an original “leasing” agreement for a period of 99 years. Staff explained that the activity space was not being restricted but that office space was an issue due to the need to meet Fire Code and Child Care Licensure requirements for Summer of Discovery Program.

Dillard (Foley) moved that the Senior Center issues be addressed.

Action: Motion passed 8-0.

Board Agenda

5. Determine Date of July Meeting

Ward explained that the District III Advisory Board is scheduled to meet on July 3rd as the first Tuesday in July, and that the Board may want to reschedule due to the July 4th Holiday on Wednesday. Discussion occurred indicating the evening of July 3rd would not conflict with Board Members holiday plans.

Gulick (Foley) moved to meet on the regular meeting date of July 3rd.

Action: Motion passed 8-0.

Other

6. Update on Council Member Lambke

Staff reported the Council Member Lambke was doing better and was home from the hospital. Members expressed their hope that he continued to improve.

Action: No action required.

7. 2001 District Advisory Board Orientation

Ward stated that the Orientation for new and continuing District Advisory Board members would be held on June 23, 2001 at City Hall. He encouraged all to attend.

Action: Receive and File.

8. Attendance by Community Police

Interest was indicated for Community Police to attend the DAB III meetings to provide a monthly report of the occurrence of crime in the area. It was suggested that perhaps the South and East Patrols could trade months that they attend.

Action: Staff will contact Police about arrangement to attend DAB III meetings.

9. Neighborhood Reports

South City Neighborhood Association reported that the association has a new president. No other neighborhood reports were given.

Having no further business, **Mr. Ward** adjourned the meeting at 8:25 p.m.

Submitted by,

**Dana Brown
Neighborhood Assistant, Supervisor**